



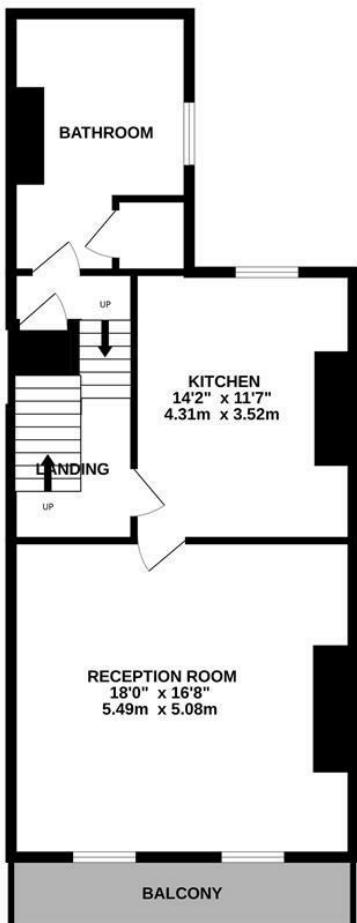
Magdalen Road, St. Leonards-On-Sea TN37 6EP

Offers in excess of £275,000

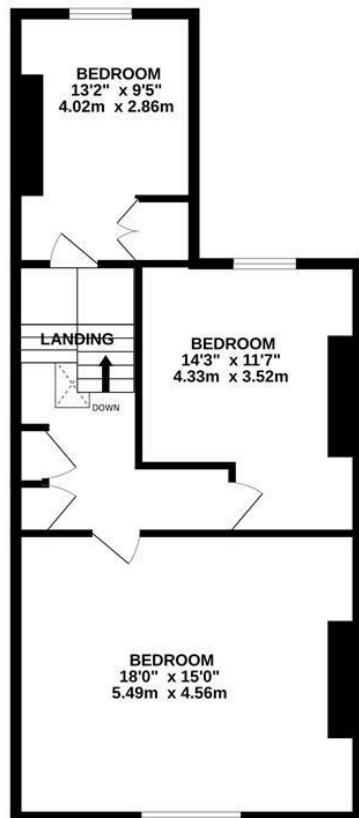


A bright and substantial THREE BEDROOM MAISONETTE with a PRIVATE BALCONY and IMPRESSIVE SEA VIEWS. Occupying an idyllic location a short walk from the seafront this property is enviably placed for life by the coast, it's a brief stroll from the hub of St. Leonards-On-Sea offering a collection of local shops, eateries, galleries and two mainline railway stations within walking distance. Spanning the top two floors of this PERIOD RESIDENCE, the accommodation here offers HUGE SCOPE WITH POTENTIAL to create a fabulous home within this leafy central St Leonards setting. The GENEROUS LIVING ROOM is positioned at the front of the property measuring an impressive 18'0 x 16'8 while the kitchen is adjoining and enjoys a rear view towards the sea and Beachy Head. The family bathroom is also on this floor while the three WELL PROPORTIONED BEDROOMS can be found on the upper floor. Being sold with a NEW 999 YEAR LEASE on completion and a SHARE OF FREEHOLD, this fantastic property would make the perfect seaside home and is not one to be missed.

SECOND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



THIRD FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Prospective purchasers should not rely on any statement made and no guarantee as to their operability or efficiency can be given.
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